



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

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FOR SALE

AIRPORT HOTEL SITE (56 Bedrooms), INVERNESS
PRIME DEVELOPMENT OPPORTUNITY & EXISTING RESTAURANT



Prime development opportunity • Planning Permission obtained to construct a 56 bedroomed hotel • Prominent roadside position on the A96 trunk road • Located 1 mile East of Inverness Airport & 7 miles East of Inverness • Existing restaurant and take-away business • Consistently high turnover achieved • Fully refurbished and refitted restaurant & take-away (Feb 2009)

Location

Gollanfield is located 1 mile East of Inverness Airport and 7 miles East of Inverness. Known as the "Capital of the Highlands", Inverness is the commercial and administrative centre for the Highlands of Scotland. It is one of the fastest growing cities in the UK with a resident population in excess of 65,000 with a wider potential catchment population of 350,000. The city is served by an excellent transport infrastructure including Inverness Airport, which provides air links to several UK and European destinations. Inverness is located approximately 168 km (105 miles) North West of Aberdeen and 248 km (155 miles) North of Edinburgh.

The property occupies an extremely prominent roadside position on the A96 trunk road at Gollanfield cross roads, which is only a short distance from Inverness Airport. Other nearby attractions include Cawdor Castle and Castle Stuart Golf Links. The location attracts good levels of passing, local, tourist and business trade. Presently, the nearest accommodation is found at the retail and business park on the periphery of Inverness City Centre.

The Property

The subjects comprise a prime development site with Planning Permission to construct a new substantial 'travel lodge' style hotel, which will provide 56 bedrooms over three floors. The total site area extends to approximately 0.51 hectares (1.26 acres).

The site currently accommodates an existing restaurant and take-away business with adjoining owner's accommodation. The restaurant and take-away parts extend to a total gross internal area, over ground and first floors, of 356.82 sq m (3,841 sq ft). These areas were fully refurbished and refitted circa February 2009. The house extends to a total gross internal area of 142.71 sq m (1,536 sq ft) over ground and attic floors.

Planning Permission

Planning Permission has recently been obtained (ref no. 09/00539/FULIN) for the development of a 56 bed roomed hotel which will link on to the existing restaurant premises. Plans and further information can be obtained from the selling agents or by visiting the following web site <http://wam.highland.gov.uk/wam> and entering the reference number.

Services

Mains water and electricity, LPG. Drainage is to a septic tank. The prospective purchaser should satisfy themselves as to the provision of services

Trade

The business currently trades 7 days a week and is open from 9.00 am until 11.00 pm. The majority of trade is car-borne, with the business being very popular with tourists and passers by and also attracts trade from employees of businesses in the area, including Inverness Airport. Substantial turnover and profitability has been achieved over the past three years. Financial details will be made available to seriously interested parties. There is massive scope to develop the business further by capitalising on the sites prime location.

Rateable Value

The subjects are entered in the Valuation Roll with a NAV/RV of £11,500. The current rate of poundage for the 2010/2011 financial year is 40.7 pence per pound. Subject to status, the existing subjects qualify for 'Small Business Bonus Scheme' rates relief at 50%. Prospective purchasers are advised to confirm any rating liability directly with the Local Authority.

Licence

The subject property trades with the benefit of a Premises License under the Licensing (Scotland) Act 2005, which came into force on 1 September 2009.

Entry

Early entry can be offered subject to completion of legal formalities.

Fixtures & Fittings

A detailed inventory will be completed to detail all personal items excluded from the sale or items subject to a lease.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for the cost of Stamp Duty Land Tax, registration dues and any VAT thereon.

Price

Offers are invited for the heritable property with the benefit of the Planning Permission, complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Offers

All offers should be submitted in writing to Grant Stewart Chartered Surveyors with whom purchasers should register their interest if they wish to be advised of a Closing Date.



Further Information & Viewing

Further information shall be made available to seriously interested parties only. Also, for reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through the sole agents:-

Contact: Grant Stewart / Neil Calder

Email: gs@gs-cs.co.uk / nc@gs-cs.co.uk

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Disclaimer

Messrs Grant Stewart Chartered Surveyors for themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart Chartered Surveyors has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Date of publication: January 2016